



**Snohomish County**

**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

## **REGULAR MEETING AGENDA**

### **Snohomish County Planning Commission**

**SEPTEMBER 27, 2016**

**5:30 – 9:00 PM**

Snohomish County Administration Building-East

1<sup>st</sup> Floor, Public Meeting Room 2

3000 Rockefeller Avenue, Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

**A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW**

**B. APPROVAL OF MINUTES**

-August 23, 2016 (Regular Meeting)

**C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**

**D. PUBLIC COMMENT**

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

## E. UNFINISHED BUSINESS

## F. NEW BUSINESS

### 1. Capital Improvement Plan 2017-2022: Hearing

Eileen Canola, PDS Senior Planner, 425-388-3311, X-2253, [eileen.canola@snoco.org](mailto:eileen.canola@snoco.org)  
Brian Haseleu, Budget & Systems Manager, 425-388-3822, [brian.haseleu@snoco.org](mailto:brian.haseleu@snoco.org)  
Debbi Mock, Senior Financial Consultant, 425-388-3450, [debbi.mock@snoco.org](mailto:debbi.mock@snoco.org)

For more information see:

- [Supplemental Staff Report \(dated September 13, 2016\) including:](#)
  - Recommended substantive findings and conclusions to support County Council adoption of the 2017-2021 CIP
  - [Snohomish County Capital Improvement Program 2017-2022](#)

The purpose of the Capital Improvement Program (CIP) is to establish a six-year “financial plan” to implement the Capital Facilities Plan (CFP); it is prepared annually as part of the county's budget process. For a six-year time frame the CIP identifies county capital projects, costs, funding sources and a schedule for starting and completing the capital projects. The Planning Commission was briefed on the 2017-2022 CIP on August 23, 2016. At this September meeting, a public hearing will be held and citizens encouraged to provide testimony regarding the CIP.

### 2. School Capital Facilities Plans 2016-2021: Hearing

Eileen Canola, PDS Senior Planner, 425-388-3311, X-2253, [eileen.canola@snoco.org](mailto:eileen.canola@snoco.org)

For more information see:

- [Supplemental Staff Report \(dated September 13, 2016\) including:](#)
  - Attachment 1: School Board Adopted 2016-2021 School Capital Facilities Plans for the following school districts:
    - [Arlington School District](#) – School Board Approved
    - [Edmonds School District](#) – School Board Approved
    - [Everett School District](#) – School Board Approved
    - [Lake Stevens School District](#) – School Board Approved
    - [Lakewood School District](#) – School Board Approved
    - [Marysville School District](#) – School Board Approved
    - [Monroe School District](#) – School Board Approved
    - [Mukilteo School District](#) – School Board Approved
    - [Northshore School District](#) – DRAFT (School Board Approval Anticipated September 27, 2016)
    - [Snohomish School District](#) – School Board Approved
    - [Sultan School District](#) – DRAFT (School Board Approval Anticipated October 10, 2016)
  - Attachment 2: Recommended substantive findings and conclusions to support County Council approval of eleven school district CFPs and amendments to SCC 30.66C.100

School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities.

Snohomish County reviews each school district CFP for consistency with the review criteria established in county code. School district CFPs are generally updated on a biennial basis and amend both the county code and the county's GMA comprehensive plan.

Planning and Development Services (PDS) has reviewed eleven draft school CFPs and has briefed the Planning Commission on how these draft CFPs would amend the school impact fee schedule in Table 30.66C.100(1) of the Snohomish County Code (SCC). At this September meeting, a public hearing will be held and citizens encouraged to provide testimony regarding the School Capital Facilities Plans for 2016-2021.

### 3. Park Impact Mitigation Fees: Hearing

Sharon Swan, Parks Principal Planner, 425-388-6616, [sharon.swan@snoco.org](mailto:sharon.swan@snoco.org)

For more information see:

- [Supplemental Staff Report \(dated September 24, 2016\) including:](#)
  - Attachment A: Draft Ordinance 'Amending Snohomish County Code Chapter 30.66! – Park and Recreation Facility Impact Mitigation'

The Snohomish County Parks and Recreation Department (Parks) has been operating under a Growth Management Act (GMA) based park impact mitigation fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act based approach that was originally adopted in 1991. The Park Impact Mitigation Fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as 'necessary to support development.'

A review and update of the Parks Impact Mitigation Fee was prompted by adoption of the 2015 Snohomish County Capital Facilities Plan (CFP) and the 2015 Snohomish County Park and Recreation Element (PRE). The proposed park impact fees include new GMA based level-of-service (LOS) standards for parks that emphasize provision of individual park amenities. A review of the impact fee calculation methodology is required to ensure that new LOS standards are met.

At its August 23, 2016, meeting the Planning Commission was briefed on proposed changes to SCC 30.66A. A public hearing will be held at this September meeting, and citizens are encouraged to provide testimony regarding the proposed changes.

### 4. Marijuana Retail - Separation: Hearing

Troy Holbrook, PDS Principal Planner, 425-388-6257, [troy.holbrook@snoco.org](mailto:troy.holbrook@snoco.org)  
David Killingstad, PDS Principal Planner, 425-388-3311, ext. 2215,  
[david.killingstad@snoco.org](mailto:david.killingstad@snoco.org)

- [Supplemental Staff Report \(dated September 14, 2016\) including:](#)
  - Attachment 1: Comparison of Select Jurisdictions' Regulations on Retail Marijuana
  - Attachment 2: Summary of Field Trips
  - Map of Existing Licensed Marijuana Retail Facilities
- County Council Webcasts including:
  - Link to April 13 General Legislative Session with Public Testimony Regarding Clustering:  
[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5070](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=5070)
  - Link to June 8 General Legislative Session with Public Testimony Regarding Clustering:  
[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5181](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=5181)
  - Link to June 15 Marijuana Public Hearing with Comments from Chair Ryan on Clustering:  
[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5203](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=5203)
  - Link to June 22 General Legislative Session enacting Emergency Ordinance No. 16-051:  
[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5214](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=5214)
  - Link to August 10 Public Hearing on Emergency Ordinance No. 16-051:  
[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5299](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=5299)

At the August Planning Commission meeting, PDS staff provided a briefing on proposed code amendments relating to the separation of retail marijuana businesses. On June 22, 2016, the County Council adopted Emergency Ordinance No. 16-051 prohibiting new marijuana retail businesses in order to allow time for development of permanent regulations. Emergency Ordinance No. 16-051 is set to expire on December 22, 2016. The proposed code amendments will include establishing new separation requirements between marijuana retail businesses and requiring a business license.

At this September meeting, the Planning Commission will hold a public hearing on these proposed code amendments, after PDS has provided an overview of them. Citizens are encouraged to provide testimony.

## **G. ADJOURN**

### PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

*At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.*

### PARTY OF RECORD / PUBLIC TESTIMONY:

*You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at [Sally.Evans@snoco.org](mailto:Sally.Evans@snoco.org).*

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact Katy Mitrofanova at 425-388-3311, Ext. 1393 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1  
Ed Taft, District 1  
Tom Norcott, District 2  
Douglas Hannam, District 2  
Robert Larsen, District 3  
Darrel McLaughlin, District 3

Cheryl Stanford, District 4  
Daniel Strand, District 4  
Guy Palumbo, District 5  
Ben Kaufman, District 5  
Angeline Fowler, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Joshua Dugan, Acting Commission Secretary      Sally Evans, Commission Clerk